

December 12, 2012

**ITEM NO. C2**

**AUTHORIZATION TO EXERCISE THE SECOND AND FINAL OPTION TO EXTEND  
CONTRACT NO. 9175 FOR ACCESSIBILITY CONSULTING SERVICES WITH LCM  
ARCHITECTS, LTD.**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer, or his designee, to exercise the second option to extend Contract No. 9175 ("Contract") with LCM Architects, Ltd ("LCM") for professional architectural/engineering services for the period of January 1, 2013 through December 31, 2013 and increase the Contract's funding by an amount not-to-exceed \$300,000.00 adding it to the carryover balance available at the end of the base term, if any. The Contract's new aggregate not-to-exceed amount will be \$1,690,000.00.

The Deputy Chief Legal Officer, the Office of the General Counsel and the Office of Procurement have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL**

*The purpose of this contract is to comply with Federal, State, and local accessibility codes and regulations that require accessible units throughout the CHA's housing portfolios. Additionally, the CHA is under a Voluntary Compliance Agreement with the Department of Housing and Urban Development as of May 1, 2006 to ensure CHA units are certified as compliant with Uniform Federal Accessibility Standards (UFAS).*

**FUNDING:** General Fund

**SOLICITATION SUMMARY**

**Contract Types:** Professional Services

**Vendor:**

LCM Architects, Ltd.  
John Catlin, Principle  
819 South Wabash, Suite 509  
Chicago, Illinois 60605

**Original Contract Term:**

January 1, 2010 through December 31, 2011

**First Option Term:**

January 1, 2012 through December 31, 2012

**Second Option Term:**

January 1, 2013 through December 31, 2013

**Initial Funding Amount:**

\$ 1,040,000.00

**First Option:**

\$ 350,000.00

**Second Option:** \$ 300,000.00

**New Total Funding Amount:** \$ 1,690,000.00

**M/W/DBE Participation:**

Direct MBE \_\_\_\_ % WBE \_\_\_\_ % DBE \_\_\_\_ %

*M/W/DBE calculated using Plan Review and Construction Phase Inspections, and Third-Party Certifications.*

**Section 3:**

1 (#) Hiring \_\_\_\_\_ (\$) Subcontracting \_\_\_\_\_ (\$) Other Economic Opportunities

**GENERAL BACKGROUND**

From January 2004 through September 2004, the Department of Housing and Urban Development (HUD) conducted an accessibility compliance review of the CHA's programs, services and activities, including designated accessible housing units, associated common areas, on-site management offices, housing programs, and non-housing programs and activities. As a result of the infractions found during the review, the CHA entered into a Voluntary Compliance Agreement (VCA) with HUD effective May 1, 2006. The VCA will last for the duration of seven (7) years over which time the CHA must progressively certify that 5.3% of its units are accessible for individuals with mobility impairments and 2.1% of its units are accessible for individuals with sensory impairments.

On December 9, 2009, the Board authorized CHA to enter into a two year base term contract with LCM pursuant to a competitive procurement. The Contract provides for three stages of accessibility reviews. The plan/construction drawing review, which is the first stage in the process, consists of examining plans and drawings submitted by Architects of Record for both redeveloped and rehabilitated properties for adherence to all applicable accessibility codes and regulations. The second stage consists of inspections conducted at the pre-drywall phase and again at the 95%, or near completion of construction in a sampling of accessible units in both redeveloped and rehabilitated properties. Finally, as mandated by the VCA, the third stage consists of LCM as an independent third-party to fully verify/certify the accessibility features in units designated as accessible throughout the CHA's Senior and Family portfolios. Under the VCA, all units designated as Uniform Federal Accessibility Standards (UFAS)-Accessible must be inspected and verified/certified by an independent third-party.

Furthermore, LCM has served as the CHA's HUD-approved Third-Party Certifier for the past five years, which includes a previous contract. Under the Contract's base-term, LCM has satisfactorily performed the required services. During that time, LCM has assisted the CHA in accomplishing the certification of its accessible housing in its senior portfolio in time to achieve the VCA benchmark of December 2010. They have certified nearly 100% of the accessible units in CHA's family housing throughout the Mixed-Income Mixed-Finance, Traditional, and Scattered Sites portfolios, and they continue to provide professional guidance and inspections for planned units and units under construction. LCM has an extensive knowledge of accessibility codes and has years of experience doing work very similar to the scope required by CHA at other public entities, including other public housing authorities, the Mayor's Office for People with Disabilities, and sister agencies, such as Chicago Public Schools and the Chicago Transit Authority, as well as past work with the CHA.

**The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.**

**The Deputy Chief Legal Officer concurs with the recommendation to exercise the second and final option to extend this Contract.**

**The CEO/President recommends the approval to exercise the second and final option to extend this Contract.**

**RESOLUTION NO. 2012-CHA-109**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated December 12, 2012, entitled "Authorization to Exercise the Second and Final Option to Extend Contract No. 9175 for Accessibility Consulting Services with LCM Architects, Ltd.";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to exercise the second option to extend the Contract No. 9175 with LCM for professional architectural/engineering services for the period of January 1, 2013 through December 31, 2013 and increase the Contract's funding by an amount not-to-exceed \$300,000.00 adding it to the carryover balance available at the end of the base term and first option year, if any. The Contract's new aggregate not-to-exceed amount will be \$1,690,000.00.

